

**THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, DECEMBER 13, 2021**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The City Council Meeting was called to order at 7:00 pm by Mayor Keough and was held at 3515 Broad Street and online via Zoom.

**B. ROLL CALL:**

Sanam Arab - Present  
Paul Cousins - Present  
Donna Fisher – Attending remotely from Alma, MI  
Jamie Griffin – Present  
Wa-Louisa Hubbard – Present  
Zach Michels – Present  
Mayor Shawn Keough – Present

Student Representatives:

Alex Gilbert – Present (left at 10:01pm)  
Eren Buyukbozkirli – Present (left at 10:01pm)

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Scott Munzel, City Attorney; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Pamela Weber, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Patrick Droze, OHM Advisors; Steven Lechman, Partners in Architecture; residents; and media

Also attending remotely: Marie Sherry, Treasurer

**C. APPROVAL OF THE MINUTES**

1. City Council Work Session Meeting – November 22, 2021
2. Regular City Council Meeting – November 22, 2021

Motion Arab; support Cousins to approve both the minutes of the City Council Work Session Meeting and the Regular City Council Meeting.

Ayes: Arab, Hubbard, Michels, Fisher, Cousins, Griffin, Keough  
Nays: None  
Motion carries

## **D. PRE-ARRANGED PARTICIPATION:**

### **1. Samantha Rofloc, Farmers Market Manager**

Ms. Rofloc provided a Power Point presentation in the agenda packet, which she reviewed with Council. Ms. Rofloc elaborated on the following:

- Dexter Farmers Market mission.
- Market fee revenue.
- Growth in shopper and vendor attendance.
- Success with the SNAP and DUFB food assistance programs.
- Social Media platforms and followers.
- The Kidz Biz program showcasing handmade products of young entrepreneurs.
- Events and promotions to attract shoppers (live music, kids crafts, free cookies, bike maintenance).
- 2022 Farmers Market goals and creative ideas such as an Artist's Market once a month, and cheese and wine.
- A Council member asked what support Council can provide. Ms. Rofloc replied that Council could help with support of creative ideas, such as moving the market to the pavilion on certain dates to increase visibility.
- A Council member asked how parking is working for the Farmers Market. Ms. Rofloc replied that she has been working with the DPW to have cones set-up at the beginning and end of the market to assist with vendor unloading and reloading, and changing the parking hours on some of the signs.
- Ms. Rofloc will be involved in future Paint Dexter events.

### **2. Partners in Architecture – 3515 Broad St.**

Steven Lechman, Project Manager with Partners in Architecture was in attendance to answer Council Member questions related to the 3515 Broad St. City Hall project. Discussion included:

- Reception area cost purpose and cost.
- Hoteling stations for temporary users.
- Function of the conference room, the potential for echoing due to the glass enclosure, and the importance of a meeting area that does not require visitors to walk through staff work space.
- There is no requirement for the building to be sprinkled.
- Space on the first floor and potential uses.
- Methodology behind the space layout.
- Construction estimated to begin Feb 15<sup>th</sup> and will take approximately 22 weeks. Activities will be allowed in the building during construction as the work will be completed in three phases. There is already temporary occupancy for the City Council space.

**E. APPROVAL OF AGENDA**

Motion Fisher; support Arab to approve the Agenda as presented.

Ayes: Fisher, Griffin, Hubbard, Michels, Cousins, Arab, Keough

Nays: None

Motion carries

**F. DECLARATION OF CONFLICTS OF INTEREST**

None

**G. PUBLIC HEARINGS:**

None

**H. NON-ARRANGED PARTICIPATION:**

None

**I. COMMUNICATIONS:**

1. Upcoming Meeting List

**J. REPORTS:**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates to the three-week report:

- Christmas lights, tree and ice rink are coming along.
- Leaf pick-up will be completed in town and then outskirts around the end of the week.
- Holiday light parade will be next Saturday.
- We now have a direct number to contact DTE during power outages and this is a very positive break through.
- The leaf machine is fixed.
- A Council Members complimented the Public Services staff on their great work during the big wind event and the power outages over the weekend.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates:

- Ms. Aniol provided an update on the proposed Mill Creek Brewery project, including a withdrawal of the requested conditional rezoning, a meeting with the MEDC regarding the Community Revitalization Program (CRP), and the developer's potential steps forward. Ms. Aniol asked if Council members have feedback pertaining to this project as staff work with the applicant, and Council discussed the desire for a pedestrian crossing near the Forest Lawn Cemetery, and the potential roundabout at Main and Dexter Chelsea Roads as it relates to the Mill Creek Brewery project.
- The DTE Foundation will be a sponsor of the Lite Up Dexter and Ice Festival events with a sponsorship of \$2,500.
- The owner of the Fillmore has decided not to participate in the Social District.
- The Beer Grotto is considering expanding into the parking lot for winter use.
- The roof line for the Care to Cure building has minor changes. Given no objections, staff will move forward with the applicant.

### 3. Board, Commission, & Other Reports-

#### Dexter Area Fire Department

Chief Robert Smith reported that the ambulance service information in the news does impact the City of Dexter. Any licensed ambulance company has to have two paramedics on board each vehicle for advanced life support, and HVA is extremely short staffed. There is a trend to have fire-based EMS vs. private ambulance service because of requirements to have fire service. Chief Smith reported on DAFD's average response time compared to ambulance services. Patients have been transported in staff cars, fire trucks, police cars, and Uber. The DAFD has received several grants for EMS supplies, salaries and bonuses.

### 4. Subcommittee Reports - None

### 5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- The changes to the Open Meetings Act come to a close end of December - it reverts to in-person participation only for voting members. The City can continue to provide a virtual option for public attendance.
- The Assistant to the City Manager position was re-offered. The new candidate accepted and will start the first of the year.

### 6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- Participated in a meeting about the Grandview Commons development, and there are six more buildings to finish the project. Phase 3 will come to Council for

approval in January. The design for the connector trail will need to come back to City Council for review and approval.

- Met with Mr. Breyer for a budget review. There is confidence we can cover the additional \$50,000 DAFD contribution this fiscal year. The First Street project will also likely fit within the budget.
- Mr. Murphy suggested that we add another ADA compliant space along the south side of Main Street (between Dairy Queen and Broad). He noted that it would be helpful for people who want to get to TCF bank to use the ATM that is located there.

7. Council Member Reports

None

**K. CONSENT AGENDA:**

1. Consideration of: Bills & Payroll in the amount of: \$172,961.93
2. Consideration of: Appointments to Boards and Committees
3. Consideration of: 2022 Board and Committee Meeting Dates

Motion Fisher; support Griffin to approve items 1 - 3 of the Consent Agenda.

Ayes: Hubbard, Arab, Griffin, Cousins, Michels, Fisher, Keough

Nays: None

Motion carries

**L. UNFINISHED BUSINESS- Consideration and Discussion of:**

1. Discussion of: Community Input Request

Council Members Arab and Griffin led a discussion on surveying, communication with residents, and communication tools.

2. Discussion of: Road Intersection and Signal Concerns

Mr. Breyer reported that he spoke with OHM Advisors about the best methods to review each of the four intersections in question. OHM provided a quote for \$6,500 to perform the appropriate evaluations. Mr. Breyer asked Council if they want to pursue all four, just one, or more. Council Members indicated a desire to study all four intersections.

Motion Michels; support Cousins to send the OHM Advisors' proposal to the Street, Sidewalk and Alley Sub-Committee.

Ayes: Michels

Nays: Fisher, Hubbard, Cousins, Arab, Griffin, Keough

Motion Fails

3. Consideration of: First Street Park Project Recommendation from Parks and Recreation Commission

Motion Griffin; support Fisher to approve a recommendation from the Parks and Recreation Commission to complete the First Street Park Improvement project for an amount not to exceed \$20,000.

Ayes: Arab, Cousins, Griffin, Michels, Hubbard, Fisher, Keough

Nays: None

Motion carries

4. Consideration of: 150 Jeffords Barrier-Free Parking Spaces and Ramp

Motion Fisher; support Arab that based on the recommendation of the DDA, along with information provided by staff and the city engineer, City Council approves and authorizes the use of the City's Voluntary Parking Fund to pay for flared ramp barrier free parking, in front of the entrance to the 150 Jeffords building, based on the OHM estimate of \$13,600.00.

Ayes: Arab, Keough

Nays: Michels, Cousins, Griffin, Fisher, Hubbard

Motion Fails

**M. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Release of Bid Package for Capital Improvements to 3515 Broad St.

Motion Fisher; support Hubbard to approve of the release of the bid package for Capital Improvements to 3515 Broad St.

Ayes: Michels, Arab, Griffin, Fisher, Hubbard, Cousins, Keough

Nays: None

Motion Carries

2. Discussion of: Forest Street Sidewalk Connection

City Council was asked to provide direction to staff as to whether Council would like to further pursue a project to demolish stairs and complete a sidewalk connection to the trail at the corner of Forest St. and Jeffords St. Two cost comparisons were provided. Discussion on the following topics followed:

- Per OHM, there are challenges with this connection. There is broken concrete; we would have to go further away from Forest St. or cut into the slope; contamination on Broad causes the cost to go up.
- Consulting Engineer stated asphalt would likely be the same cost as concrete due to the small installation.
- There is a lot happening in this area, and the proposed concrete quantity may not be enough to overcome the removal of the steps. Mr. Droze and OHM will review and get back to Council.

Motion Cousins; support Arab move to postpone until further information is provided by OHM.

Ayes: Fisher, Cousins, Hubbard, Arab, Michels, Griffin, Keough

Nays: None

Motion carries

### 3. Discussion of: Dexter-Ann Arbor Rd. Speed Limit

Staff provided background on a proposed change to the speed limit on Dexter-Ann Arbor Rd. between Dan Hoey and the City limits. Following the most recent resident contact regarding this stretch of road, staff contacted the City's engineering consultant, OHM Advisors to ask about the process for evaluating the speed limit on this segment of road. Staff was presented with the following information from an OHM traffic engineer:

1. Changing the speed limit on this segment of road would require a traffic control order (TCO).
2. To change the speed limit on this segment of road, the City can take one of two tracks.
  - a. The first option is to implement a speed transition zone of 40 miles per hour. Per the State Traffic Code, when roads transition more than 10 miles per hour (in this case from 35 mph to 50 mph), the community can implement a transition zone. This would be similar to Baker Rd., where the speed limit within the City is 30 mph, then transitions to 40 mph immediately after the roundabouts, before reaching 50 mph about halfway between the roundabouts and I-94. The City would need to work with the Washtenaw County Road Commission to ensure that appropriate speed limit change warning signage is posted outside of the City's limits heading towards the City.
  - b. The second option is that the City could have a speed study performed, which would look to set the speed at the 85th percentile speed.

City Council indicated a desire to have staff return with information about the cost of a speed study back to Council.

### 4. Discussion of: Fire Station Guiding Principles and Next Steps

Staff provided a summary of the City Council exercise that took place at the last meeting. Council discussed the following items:

- The goal of the work session was to facilitate discussion about the guiding principles.
- Council Members' comments were recorded on the posters. Council asked to see pictures of the posters and the sentences resulting from the comments.
- Council indicated a desire to give Council Member Griffin the opportunity to note her suggestions.

**N. COUNCIL COMMENTS** (paraphrased or summarized by Recording Secretary)

Michels: I am open to re-exploring the accessible ramp in the future. I agree it is important for potential new businesses to have the City's input, but it is not up to the City to make that happen. Overall staff do a good job with that. I am personally uncomfortable speaking with potential businesses about upcoming plans because there may be unintended consequences.

Cousins: Merry Christmas, Happy Holidays

Fisher: Appreciate all of the patience from you

Hubbard: Merry Christmas and Happy Holidays

Arab: A rather difficult meeting and a lot of back and forth. I do appreciate the transparency of it. And, we want to be transparent to our community. Merry Christmas and Happy Holidays.

Griffin: We all come to this table with different perspectives and mine is that my loyalty lies first with residents. It is their hard-earned tax dollars that are paying for this show and I hope to always review city expenditures with a critical eye based on that fact.~~I may be misunderstood. I am always on the side of residents~~

Student Representatives:

Gilbert: left 10:01 p.m.

Buyukbozkirli: left 10:01 p.m.

**O. NON-ARRANGED PARTICIPATION:**

None

**P. CLOSED SESSION TO DISCUSS PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Fisher; support Hubbard to officially move to the closed session at 10:59 p.m.

Ayes: Michels, Arab, Griffin, Fisher, Hubbard, Cousins, Keough

Nays: None

Motion carries

Motion Fisher; support Hubbard to leave closed session at 11:11 p.m.

Ayes: Cousins, Fisher, Michels, Griffin, Arab, Hubbard, Keough

Nays: None



Motion carries

**Q. ADJOURNMENT**

Motion Arab; support Fisher to adjourn the meeting at 11:12 p.m.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
City Manager and City Clerk

Approved for Filing: \_\_\_\_\_